

Peter David

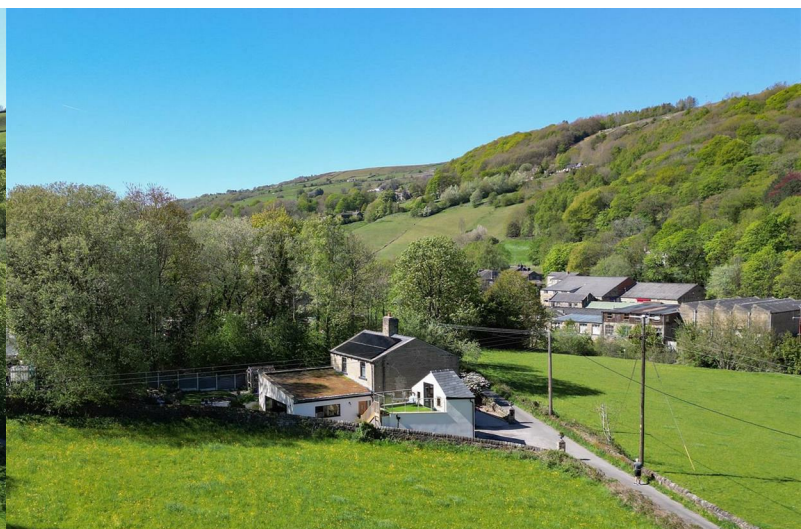
Properties Ltd

Residential Sales and Lettings



Brearley, Luddendenfoot

£575,000





- SUPERIOR DETACHED FOUR BEDROOM HOME
- EXCEPTIONAL OPEN-PLAN LIVING SPACE WITH PANORAMIC SLIDING DOORS
- ELEVATED SOUTH-FACING SUN TERRACE ABOVE THE GARAGE ENJOYING ALL-DAY SUNSHINE
- FULLY REFURBISHED TO AN OUTSTANDING STANDARD THROUGHOUT
- BESPOKE KITCHEN WITH SOLID WOOD CABINETRY, GRANITE WORKTOPS & QUOOKER TAP
- SOLAR PANELS WITH BATTERY STORAGE
- VERSATIAL GROUND FLOOR BEDROOM WITH OWN ENTRANCE AND ENSUITE - IDEAL FOR AN ELDERLY RELATIVE OR AS AN AIRBNB
- LANDSCAPED GARDENS WITH WATER FEATURES AND SOLID WOOD GREENHOUSE
- EPC RATING - C
- COUNCIL TAX BAND - D

Set within an enviable and private position in the highly sought-after village of Brearley, Luddendenfoot, this outstanding detached home presents a rare opportunity to acquire a beautifully curated residence combining refined contemporary living with enduring character. Enjoying uninterrupted, far-reaching valley views from every aspect, the property offers a truly special setting.

In recent years, the home has undergone a comprehensive programme of refurbishment, resulting in a meticulously finished interior where high-quality materials and thoughtful design are evident throughout.

At the heart of the home is an exceptional open-plan kitchen, dining, and living space of impressive proportions. Thoughtfully designed for both entertaining and everyday living, this remarkable room is bathed in natural light, with expansive 5m panoramic sliding doors that draw the outside in while perfectly framing the surrounding landscape. Underfoot, elegant travertine flooring flows seamlessly throughout the space and into the entrance hall, enhancing the sense of cohesion and understated luxury. The kitchen is beautifully appointed with a range of integrated appliances, including a fridge freezer, along with discreetly built-in waste bins for added convenience and a clean, streamlined finish. A separate pantry, accessed just off the kitchen, provides additional storage and houses a further fridge, enhancing practicality without compromising on style.

The bespoke kitchen is both visually striking and highly functional, featuring solid wood cabinetry, granite work surfaces, and a Quooker boiling water tap. A central island provides a natural focal point for socialising, while a well-appointed utility and boot room continue the same level of finish and practicality.

A separate snug offers a warm and intimate retreat, complete with a characterful dual-fuel AGA and solid oak flooring. This versatile space can also serve as a fourth bedroom if required. In addition, a generously proportioned ground floor double bedroom with an ensuite shower room further enhances the flexibility of the accommodation, benefiting from its own private entrance—making it an ideal space for an elderly relative seeking independence, or equally well suited for use as an Airbnb-style guest suite.

To the first floor, two spacious double bedrooms enjoy elevated views across the valley, with the primary bedroom benefiting from fitted wardrobes, and are served by a well-appointed family bathroom. Beyond this, large boarded attic rooms provide excellent ancillary storage.

Externally, the property is equally impressive. The landscaped gardens have been thoughtfully designed to create a series of tranquil outdoor spaces, incorporating water features, seating areas, and a striking solid wood greenhouse—ideal for those with an interest in gardening or outdoor living.

A particular highlight is the elevated south-facing sun terrace positioned above the garage, offering a superb vantage point that enjoys sunshine throughout the day. This space provides an exceptional setting for entertaining or simply relaxing while taking in the surrounding scenery, further enhanced by the addition of a garden room/home office situated on the terrace—ideal for remote working or creating a peaceful retreat with an inspiring outlook.

Further enhancing the home's appeal is the integration of solar panels with battery storage, delivering improved energy efficiency alongside reduced running costs. A well-equipped garage with automatic door, lighting, and extensive shelving, together with additional outbuildings—including a spacious storage shed with a concrete base, previously used to house a small car—ensures excellent practicality.

Accommodation

Entrance hall

Open plan Lounge/ Kitchen

18'2" x 23'5" (5.56 x 7.15)

Pantry

4'8" x 8'11" (1.43 x 2.73)

Utility room

6'7" x 6'8" (2.03 x 2.04)

Snug

14'2" x 12'10" (4.34 x 3.92)

Bedroom

14'2" x 13'1" (4.34 x 4.01)

Ensuite

6'3" x 8'8" (1.92 x 2.66)

First floor

Bedroom

21'7" x 12'7" (6.60 x 3.85)

Bedroom

12'11" x 12'9" (3.96 x 3.89)

Bathroom

8'4" x 9'3" (2.55 x 2.82)

Garage

17'8" x 15'8" (5.40 x 4.78)

Garden room/ Home office

4'9" x 15'0" (1.45 x 4.58)

Sun Terrace

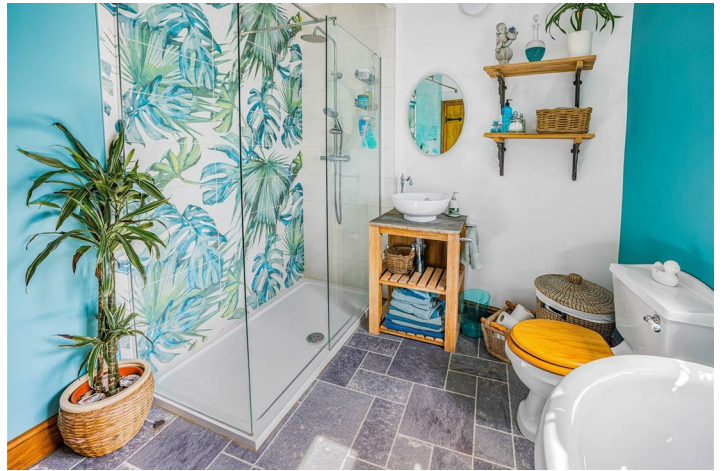
13'2" x 12'7" (4.02 x 3.84)

Directions

Please use postcode HX2 6HZ for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



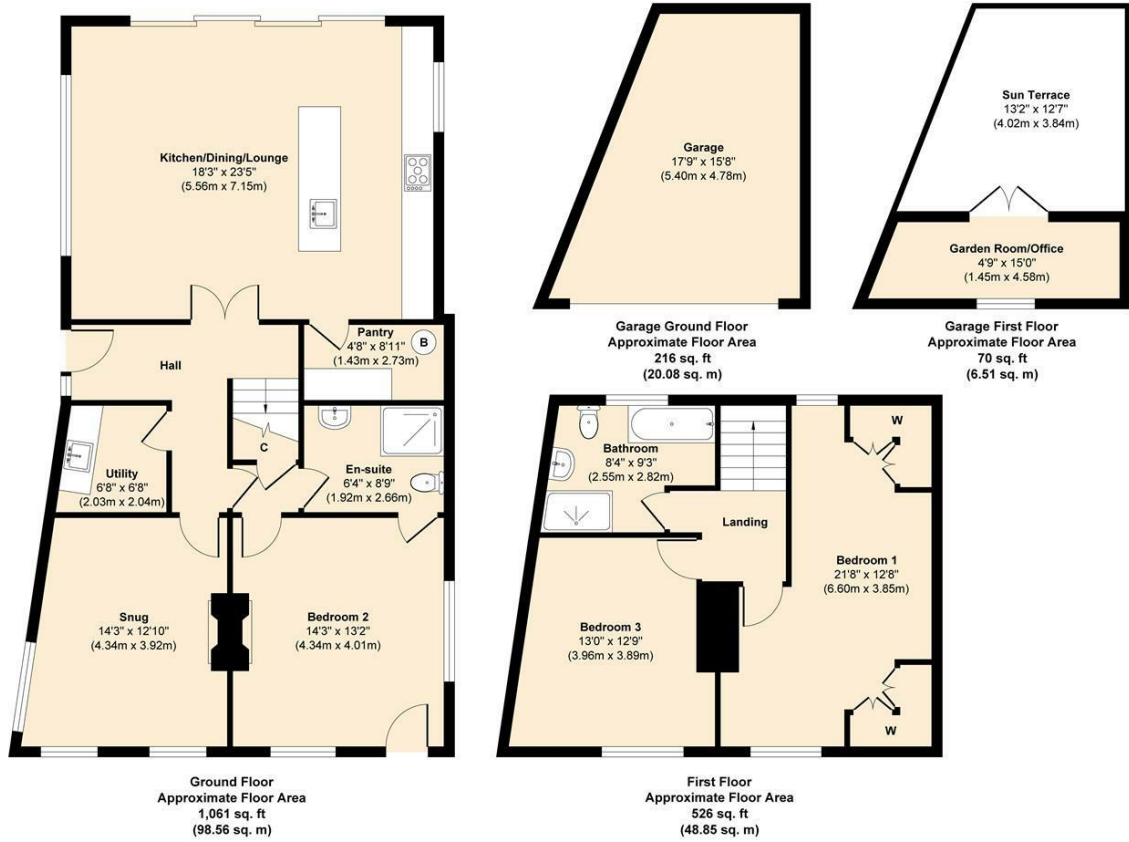
Hybrid Map



Terrain Map



Floor Plan



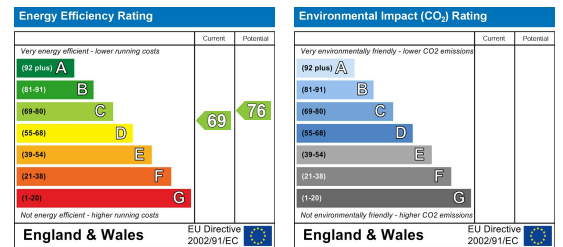
Approx. Gross Internal Floor Area 1,873 sq. ft / 174.00 sq. m.

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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